



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2408119
Application Name: Ron Healy for Display Design Inc.
Address of Proposal: 11201 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of 6,500 square foot portion of existing warehouse to retail. No change to existing parking.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05 Seattle Municipal Code.

SEPA DETERMINATION: [☐] Exempt [X] DNS [☐] EIS

[☐] DNS with conditions

[☐] DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Vicinity Description

The site is located on the west side of Roosevelt Way NE right across from its intersection with Pinehurst Way NE in the Northgate area. The site is developed with a nearly 40,000 square foot

building and a 65 space surface parking lot. The site is zoned Neighborhood Commercial 3 with a 40 foot height limit (NC3-40). Roosevelt and Pinehurst are both designated arterial streets. Surrounding property to the west abutting to the north of the site is zoned Lowrise 3 and is developed with apartments owned by Seattle Housing Authority. Other abutting properties are zoned NC3, as are properties across the streets to the east.

Proposal

The proposal is to renovate an existing nearly-40,000 square foot building and change the use of 6,500 square feet to retail. Parking will be provided in an existing surface parking lot for 65 vehicles. Interior work to accommodate the store is proposed.

Public Comment

None.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 30 November 2004 and reviewed by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way). Compliance with these applicable codes and

ordinances will reduce or eliminate most short-term impacts, but impacts related to air quality require further discussion.

Air Quality

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos (if any) during demolition. The owner and/or responsible party (ies) are required to comply with the PSCAA rules pertaining to demolition of projects with or without asbestos. This will ensure proper handling and disposal of asbestos, as well as demolition of structures without asbestos. No further SEPA conditioning is necessary.

Long - Term Impacts

Long-term impacts anticipated by the proposal include; increased traffic and parking demand due to employees and visitors; and increased airborne emissions resulting from additional traffic;

The long-term impacts anticipated are minor in scope considering the proposal involves the reuse of an existing structure and very limited construction activity.

Traffic impacts are expected to increase at the project location since a retail store generates more trips than a warehouse. However, the increase in trips is not expected to be significant, and there will likely be no discernable impacts on traffic operations or intersections in the immediate vicinity.

Parking impacts are expected to increase in that demand for parking for a retail use is greater than for a warehouse use. The existing surface parking lot will provide 65 parking spaces and the code requires 53 spaces. Parking demand is expected to be met by the 65 off-street parking spaces. The site is located in a fairly dense urban area of the city and provides an abundance of off-street parking lots. If spillover parking occurs it is likely that the nearby streets will be able to absorb any spillover parking related to this use.

The site is very well served by buses and is expected to improve in the distant future with light rail service. Any traffic or parking impacts should not be noticeable in that the use already exists one block to the south and will be relocated to the subject site. No SEPA conditioning for traffic or parking impacts is necessary.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the

requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) (C).

☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: January 20, 2005
Paul Janos, Land Use Planner

PJ:bg

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